



Hall Mead, Letchworth Garden City, Hertfordshire. SG6 4BS





3 Bedroom Semi-Detached House

£330,000 Freehold

Offered to the market chain free, this three bedroom semi-detached property is conveniently located just a short walk from Letchworth town centre, shops, schools and the mainline station. With front and rear gardens, this property offers bright and spacious accommodation with the potential to extend STPP.

- CHAIN FREE
- FREEHOLD
- Close to town, schools and mainline station
- Enclosed rear garden
- Three bedrooms
- Extension potential (STPP)
- Semi-detached
- External storage
- EPC rating E. Council tax band C



Ground Floor:**Entrance Hall:**

Carpet. Radiator. Cupboard housing utility meters. Carpeted stairs to first floor. Electrical sockets.

Living Room:

Abt. 15' 7" x 11' 3" (4.75m x 3.43m) Carpet. Two radiators. Double glazed windows to front and rear aspect. Electric fireplace with mantle and surround.

Kitchen:

Abt. 7' 9" x 9' 3" (2.36m x 2.82m) Tiled flooring. Double glazed windows to side and rear aspect. Worktops with tiled splashback and a range of wall and base mounted units with integrated mid height oven, electric hob and sink/drainage. Space for plumbed appliances. Under stairs storage cupboard. Upvc door to rear garden.

Bathroom:

Tiled flooring. Tiled walls. Double glazed privacy window to front aspect. Wash basin. Heated towel rail. WC. Bath with mixer taps and shower.

First Floor:**Bedroom One:**

Abt. 10' 9" x 9' 5" (3.28m x 2.87m) Carpet. Radiator. Double glazed window to front aspect. Built-in cupboard.

Bedroom Two:

Abt. 8' 6" x 11' 3" (2.59m x 3.43m) Carpet. Radiator. Double glazed window to side aspect. Wardrobes.

Bedroom Three:

Abt. 6' 9" x 8' 3" (2.06m x 2.51m) Carpet. Radiator. Double glazed window to rear aspect.

WC:

Lino flooring. Double glazed privacy window to rear aspect. Wash basin with tiled splashback. WC.

Outside:**Front Garden:**

Mostly laid to lawn with established planted shrubs and fence to front. Pathway leading to front door and side access.

Rear Garden:

Enjoys a sunny position. Mostly laid to lawn with patio space directly to the rear of the property and path leading up the garden. Brick built storage and garden shed. Gated side access. Enclosed with fencing.

Additional Information:**Agents Note:**

Draft details yet to be approved by the vendor and may be subject to change.

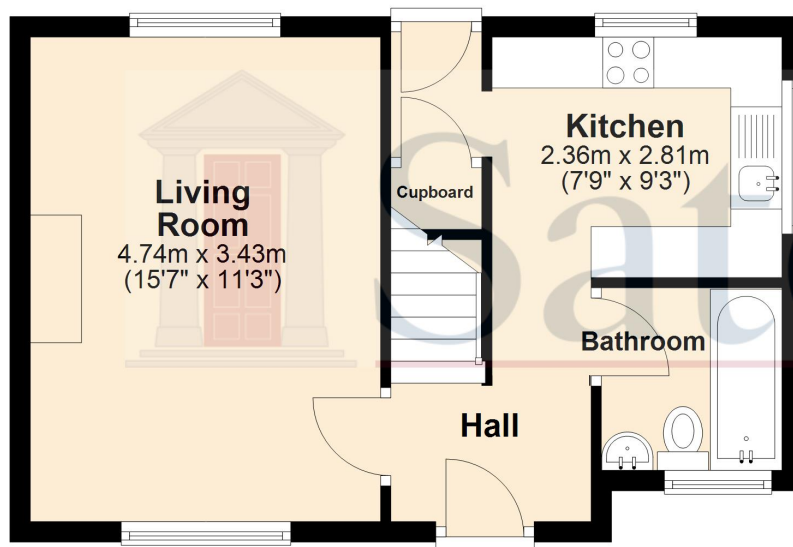




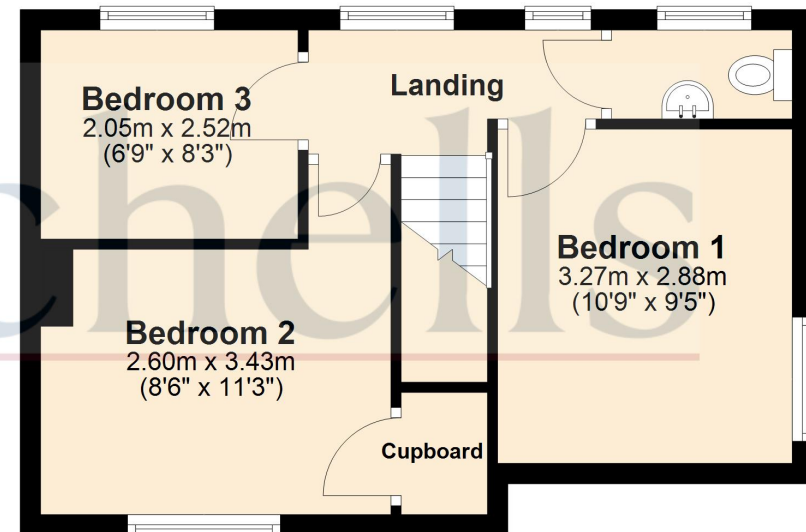
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



Ground Floor



First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate.
The size and position of doors, windows, appliances and other features are approximate.

Plan produced using PlanUp.